



CITY OF COLUMBIA
CITY COUNCIL MEETING / ZONING PUBLIC HEARING MINUTES
TUESDAY, JANUARY 27, 2015 - 6:00 P.M.
CITY HALL - 1737 MAIN STREET
COUNCIL CHAMBERS - 3RD FLOOR

The Columbia City Council conducted a Council Meeting and a Zoning Public Hearing on Tuesday, January 27, 2015 at City Hall, 1737 Main Street, Columbia, South Carolina. The Honorable Mayor Stephen K. Benjamin called the meeting to order at 6:12 p.m. and the following members of Council were present: The Honorable Sam Davis, The Honorable Tameika Isaac Devine, The Honorable Leona K. Plough, The Honorable Brian DeQuincey Newman, The Honorable Cameron A. Runyan and The Honorable Moe Baddourah. Also present were Ms. Teresa Wilson, City Manager and Ms. Erika D. Moore, City Clerk. This meeting was advertised in accordance with the Freedom of Information Act.

PLEDGE OF ALLEGIANCE

Miss Breyonne' Hankerson, Girl Scout Troop 175 led the audience in the Pledge of Allegiance.

INVOCATION

Apostle Dr. Henry Cleare, Life Giving Outreach Ministries offered the invocation.

ADOPTION OF THE AGENDA

Upon a motion made by Ms. Devine and seconded by Mr. Newman, Council voted unanimously to adopt the agenda as presented.

PUBLIC INPUT RELATED TO AGENDA ITEMS

No one appeared at this time.

APPROVAL OF MINUTES

1. Meeting Minutes of [December 2, 2014 Work Session](#) and [January 6, 2015 Work Session & Council Meeting](#) – *Approved as presented.*

Upon a motion made by Mr. Davis and seconded by Mr. Newman, Council voted unanimously to approve the meeting minutes from the December 2, 2014 Work Session and the January 6, 2015 Work Session & Council Meeting. Ms. Plough abstained from voting.

PRESENTATIONS

Mayor Benjamin joined his colleagues in welcoming Councilwoman Leona Plough back to this Chamber.

Councilor Plough said she is thrilled to be here today to participate in a City Council Meeting. She informed the public that over the past several months, she has been dealing with a sarcoma in her leg, which is an unusual form of cancer. She explained that following surgery she went to the MD Anderson Cancer Center in Houston for chemotherapy. She described it as a most unusual journey with her God and announced that she has now returned cancer free. She gave special thanks to the hundreds of individuals that inspired her through the most difficult days and nights with their thoughts, prayers and various expressions of encouragement. She said believe it can happen to you; get checked if you have a growth or anything that seems abnormal; and do not delay, because days can make the difference in whether you survive or not.

Councilor Baddourah added that during Ms. Plough's absence she was never down. He wanted her District IV constituents to know that her spirit was strong and she fought a good fight; it was the ultimate battle for her to win.

Mayor Benjamin recalled that during the State of the City Address, he had the opportunity to recognize Mr. Mickey Cook, a 28 year old Veteran who ended up homeless, but was able to find help at Fast Forward with Dee Albritton and her staff. This young man now has a fulltime job at the Marriot where he has been recognized twice as the employee of the month. Mayor Benjamin introduced Mickey Cook. He told the young adults in the audience that sometimes when you're down, people will pick you up.

2. [Introduction of the 2014 Employee of the Year](#) – Ms. Sandra Wright, Purchasing Agent

Ms. Sandra Wright, Purchasing Agent introduced Ms. Lawana Robinson Lee as the 2014 Employee of the Year. Lawana serves as a Buyer in the Purchasing Division. She described Lawana as a true team player that never hesitates to take on complex purchasing projects. She said Lawana has also received many accolades from internal customers.

Mayor Benjamin and City Manager Wilson presented Ms. Lawana Robinson Lee with a plaque and a token of appreciation for being recognized as the City of Columbia 2014 Employee of the Year.

3. [Dr. Martin Luther King, Jr. Dream Keeper Scholarships Recognition](#) – Mr. S. Allison Baker, Senior Assistant City Manager and Ms. Leshia Utsey, Director of Public Relations

Mr. S. Allison Baker, Senior Assistant City Manager thanked Deacon Durham Carter for serving as chairman of the Martin Luther King, Jr. Memorial Foundation for 28 years. He thanked the staff of the Parks and Recreation Department, the Public Relations Department and the Police Department and everyone that made the 27th annual celebration a great success. He noted that there was an increase in the number of sponsors participating and scholarships awarded this year. Initially, \$4,000 was raised for the Dream Keeper Scholarship, but Mayor Benjamin announced during the event that 19 other Dream Keeper scholarship nominees would also receive \$100. He said that the winners of the Honor the Dream Food Drive were recognized for collecting over 15,000 pounds of food for the Harvest Hope Food Bank.

Mayor Benjamin and the members of City Council recognized the fourteen (14) Dream Keeper Scholarship Award recipients:

- Ravyn Cunningham, \$1,000 scholarship sponsored by Grace Church of Columbia and David Day
- Kierra Jackson, \$500 scholarship sponsored by the Alpha Psi Lambda & Omicron Iota Lambda chapters of Alpha Phi Alpha Fraternity, Inc.
- Tykira Smalls, \$500 scholarship sponsored by Councilman Moe Baddourah
- 2015 Josiah Caden Jenkins Memorial Scholarships sponsored by Chief Aubrey Jenkins (\$350): Journei Simmons, \$250 and Harmonie Jade Frederick, \$100
- Gabrielle Cummings, \$250 scholarship sponsored by Cromartie Law Firm, LLC
- Eboni Georges, \$250 scholarship sponsored by Troubleshooter A/C Heating and Refrigeration
- Alyssa Brunson, \$250 scholarship sponsored by Gamma Nu Omega of Alpha Kappa Alpha Sorority, Inc.
- Taylor Cunningham, \$250 scholarship sponsored by Henri Baskins
- Jalyn Johnson, \$250 scholarship sponsored by the Martin Luther King, Jr. Memorial Foundation
- Princess Anderson, \$100 sponsored by Vincent A. Gatling, Jr.
- Lauren Gantt, \$100 sponsored by Durham E. Carter
- Imani Osborne, \$100 sponsored by S. Allison Baker
- Gregory Jackson, \$100 sponsored by Carolyn Gleaton

The top winners of the food drive are:

- City of Columbia: Martin Luther King, Jr. Park - 1,272 pounds
- Richland One: Carver-Lyon and Brennen Elementary Schools -1,895 pounds

Councilor Devine said that all of these young people are doing great things to contribute to our community. She asked that this information be posted on our website for the public to view.

Deacon Durham Carter said the honor is not mine; it's not about me; it's about doing the things that God directed to me to do and doing the work to serve mankind. He encouraged the young people to pick up the baton and continue to do the things that Dr. King wanted us to do in his *I Have A Dream* speech; that one day we are going to walk together; and we're going to work together.

4. University of South Carolina Student Government Update – Ms. Ashley Pullen, Secretary of Community Outreach for the University of South Carolina Student Government – *This presentation was deferred.*

OTHER MATTERS

5. Council is asked to approve a [Request for a Certificate of Convenience and Necessity](#), as requested by the Business License Division. Award to Karim H. Johnson doing business as Integrity Student Transportation Services, LLC, which is a limousine service located at 9930 Wilson Boulevard, Blythewood, SC 29016. ***Note:** The applicant is planning to place one (1) limousine into service and add additional limousines at a later date. - Approved*

Upon a motion made by Mr. Davis and seconded by Ms. Plaugh, Council voted unanimously to approve a Request for a Certificate of Convenience and Necessity, as requested by the Business License Division. Award to Karim H. Johnson doing business as Integrity Student Transportation Services, LLC, which is a limousine service located at 9930 Wilson Boulevard, Blythewood, SC 29016. Ms. Devine and Mr. Baddourah were not present for this vote.

PUBLIC HEARING

RESOLUTIONS

6. [Resolution No.: R-2015-003](#) – Resolution of the City Council of the City of Columbia, South Carolina, Approving the Issuance by the Public Finance Authority of not to exceed \$14,690,000 Public Finance Authority Multi-Family Rental Housing Revenue Bonds, in one or more series, Pursuant to Section 147(F) of the Internal Revenue Code of 1986, as amended; providing certain other matters in connection therewith; and providing an effective date – ***Note:** This is related to the development of North Pointe Estates. - Approved*

- **Council opened the Public Hearing at 6:52 p.m.**

No one appeared in support of or in opposition to the matter.

- **Council closed the Public Hearing at 6:52 p.m.**

Upon a motion made by Mr. Newman and seconded by Mr. Davis, Council voted unanimously to approve Resolution No.: R-2015-003 – Resolution of the City Council of the City of Columbia, South Carolina, Approving the Issuance by the Public Finance Authority of not to exceed \$14,690,000 Public Finance Authority Multi-Family Rental Housing Revenue Bonds, in one or more series, Pursuant to Section 147(F) of the Internal Revenue Code of 1986, as amended; providing certain other matters in connection therewith; and providing an effective date. Ms. Devine was not present for this vote.

CONSENT AGENDA

Councilor Runyan said that Dr. Aluri had a question about the St. Pat's in Five Points Resolution.

Upon a single motion made by Mr. Davis and seconded by Mr. Newman, Council voted unanimously to approve the **Consent Agenda Items 7 through 13, 15, 16 and 18 through 20.** **Item 14** was moved to **Item 22** and **Item 17** was deferred.

CONSIDERATION OF BIDS and AGREEMENTS

7. Council is asked to approve the [Purchase of Two \(2\) Ford F-250 Trucks for the Police Department](#), as requested by the Fleet Services Division. Award to Dick-Smith Ford, Inc., using the SC State Contract in the amount of \$62,386.00. This vendor is located in Columbia, SC. *Funding Source: Capital Replacement-Auto, Trucks, Heavy Equipment Capital; 6308972-658500 – **Note:** The original budgeted amount for this purchase is \$69,413.76. – Approved*
8. Council is asked to approve the [Purchase of One \(1\) Chipper Truck](#), as requested by the Forestry and Beautification Division. Award to Altec Industries, Inc., using the National Joint Powers Alliance Contract in the amount of \$80,221.00. This vendor is located in Birmingham, AL. *Funding Source: Capitol Replacement/Auto, Truck, Heavy Equipment-Capital; 6308972-658500 – **Note:** The original budgeted amount for this purchase is \$87,302.00. – Approved*
9. Council is asked to approve the [Purchase of One \(1\) Coach Bus for the Parks and Recreation Department](#), as requested by the Fleet Services Division. Award to National Bus Sales and Leasing, Inc., using the National Joint Powers Alliance Contract in the amount of \$92,106.00. This vendor is located in Marietta, GA. *Funding Source: Capital Replacement/Auto, Trucks, Heavy Equipment-Capital; 6308972-658500 – **Note:** The original budgeted amount for this purchase is \$111,240.00. – Approved*
10. Council is asked to approve [Contract Amendment #1 for Project PK006304-658660; Engineering Services for the Greenview Park Family Aquatic Center](#), as requested by the Utilities and Engineering Department. Award to Kimley Horn and Associates in an amount not to exceed \$65,000.00. This vendor is located in Irving, TX. *Funding Source: General Fund; PK006204-658660 – **Note:** The contract amendment provides assistance with bidding and construction phase services. The original approved contract amount was \$265,000.00 and the original budgeted amount for this project is \$3,200,000.00. – Approved*
11. Council is asked to approve [Project SD8401; Bridge Replacement at 93 King Charles Road](#), as requested by the Utilities and Engineering Department. Award to Republic Contracting, a Local Business Enterprise in the amount of \$281,241.00 with a project contingency of \$25,000.00 for a total amount of \$306,241.00. This vendor is located in Columbia, SC. *Funding Source: Improvement Fund; 5549999-658650-SD840101-658650 – **Note:** The original budgeted amount for this project is \$312,842.00. – Approved*

12. Council is asked to approve [Contract Amendment #1 for Project SS7207](#); An Agreement for Engineering Services for a Sanitary Sewer Evaluation Study in the Saluda River Sub-Basins 07 & 08, as requested by the Utilities and Engineering Department. Award to CDM Smith, Inc., in an amount not to exceed \$348,300.00. This firm is located in Columbia, SC. *Funding Source: 5529999-SS720702-658660 – **Note:** This changes the contract expiration date from June 30, 2014 to December 31, 2015 and will compensate the Engineer to further assist in construction inspection and flow monitoring analysis. The original contract amount is \$712,900.00; the revised contract amount is \$1,061,200.00; and the total project original budgeted amount is \$3,880,000.00. – Approved*
13. Council is asked to approve [Change Order #5 for Project SS696612; Annual Sewer Rehabilitation](#), as requested by the Utilities and Engineering Department. Award to Improved Technologies Group, LLC in the amount of \$915,015.00. This firm is located in Knoxville, TN. *Funding Source: Sewer Improvements Fund Project SS7286 for civil engineering projects that have not yet been defined. – **Note:** This is a Mentor Protégé Program Project. Holzheimer Construction of Gilbert, SC is the Protégé. This change order was initiated by the City to provide emergency repairs in the vicinity of Commerce Drive and in the vicinity of Andrews and Shop Roads. The original contract price is \$3,674,570; the total budgeted amount is \$6,674,570.00; and the revised contract amount is \$7,993.307.40. – Approved*
14. Council is asked to approve a [Professional Services Agreement for the Water and Sewer Line Repair Warranty Program](#), as requested by the Utilities and Engineering Department. Award to HomeServe USA. This firm is located in Norwalk, CT. ***Note:** HomeServe USA will provide an initial set-up fee of fifty-five thousand dollars (\$55,000) simultaneously with the execution and delivery of this agreement. The city will receive 7% of the payments made during the term of this agreement. That 7% will go towards the Change-Up Columbia Program. This program is associated with the Clean Water 2020 Program. - Please refer to **Item 22.***

ORDINANCES – SECOND READING

15. [Ordinance No.: 2014-108](#) – Granting an encroachment to Stephanie Freisner for installation and maintenance of a brick paver walkway, driveway, landscaping and irrigation system within the right of way area of the 100 block of South Gregg Street adjacent to 114 South Gregg Street, Richland County TMS #11310-19-13 – *First reading approval was given on January 6, 2015. – Approved on second reading.*
16. [Ordinance No.: 2014-127](#) – Granting an encroachment to Fast Eddie's Calzones at 819 Harden Street for placement and maintenance of two tables and four chairs immediately in front of their business for use by its patrons for outdoor dining during its normal business hour – *First reading approval was given on January 6, 2015. – Approved on second reading.*

EVENT RESOLUTIONS

17. [Resolution No.: R-2014-106](#) – Authorizing consumption of beer and wine only at the “St. Pat’s in Five Points Festival” and authorizing the City Manager and the Parks and Recreation Director to sign Park Rules for the St. Pat’s in Five Points Festival – *This event is scheduled for Saturday, March 14, 2015 from 7:30 a.m. until 8:00 p.m. – Consideration of this item was deferred.*

Councilor Baddourah said the Five Points Association made it clear to the neighborhoods that the festival would last until 6:00 p.m., but the resolution says 8:00 p.m. He said the University Hill Neighborhood and neighborhoods surrounding Five Points would love to go back to 6:00 p.m. as they were told by the Five Points Association.

Mayor Benjamin expressed concerns with changing the resolution.

Dr. Raj Aluri said they raised this concern with the Five Points Association, because the event has always lasted until 6:00 p.m. until last year.

Mayor Benjamin said we can take this up later in the meeting if we get clarification or we can hold it until the next meeting.

18. [Resolution No.: R-2014-119](#) – Authorizing consumption of beer and wine beverages only within the open area of Finlay Park for the South Carolina Food Truck Festival on April 26, 2015. – *The event is scheduled from 12:00 p.m. until 5:00 p.m. – Approved*
19. [Resolution No.: R-2015-002](#) – Authorizing consumption of beer and wine only at the Indie Grits Kick Off Party in Boyd Plaza and the eastern half-block of the 1100 block of Hampton Street on April 15, 2015 – *The event is scheduled from 5:00 p.m. until 9:30 p.m. – Approved*
20. [Resolution No.: R-2015-006](#) – Authorizing consumption of beer and wine only within Boyd Plaza adjacent to the Columbia Museum of Art for Arts and Draughts on Friday, February 6, 2015 – *The event is scheduled from 7:00 p.m. until 10:00 p.m. – Approved*

ORDINANCE – SECOND READING

21. [Ordinance No.: 2014-128](#) - Authorizing the City Manager to execute a Contract of Sale between the City of Columbia and the United Way of the Midlands, Inc. for the purchase of approximately 0.95 acre known as 1800 Main Street, Richland County TMS #19015-11-10 – [United Way Building Costs](#) – *First reading approval was given on January 6, 2015 by a vote of four (4) to one (1). – Approved on second reading by a vote of six (6) to one (1).*

Councilor Plaugh asked what the dollar amount is.

Ms. Teresa Wilson, City Manager said the appraisal was emailed to Council and the price was over the \$2.5 million that we paid for it.

Councilor Plaugh asked about environmental work that has been done.

Ms. Teresa Wilson, City Manager said we have the environmental studies that were provided to us during the negotiations and Mr. Knoche is in the process of reviewing them.

Mr. David Knoche, General Services Director said we were provided the environmental studies for the inside of the building and we will do phase one for the ground when we do our building.

Councilor Plaugh asked if Mr. Knoche has any idea of what the environmental situation is.

Mr. David Knoche, General Services Director said the building has asbestos in it, but it's not a lot. He said it won't cost a lot to abate the building.

Upon a motion made by Ms. Devine and seconded by Mr. Newman, Council voted six (6) to one (1) to give second reading approval to Ordinance No.: 2014-128 - Authorizing the City Manager to execute a Contract of Sale between the City of Columbia and the United Way of the Midlands, Inc. for the purchase of approximately 0.95 acre known as 1800 Main Street, Richland County TMS #19015-11-10. Voting aye were Mr. Baddourah, Mr. Newman, Ms. Plaugh, Ms. Devine, Mr. Davis and Mayor Benjamin. Mr. Runyan voted nay.

CONSIDERATION OF BIDS and AGREEMENTS

22. Council is asked to approve a [Professional Services Agreement for the Water and Sewer Line Repair Warranty Program](#), as requested by the Utilities and Engineering Department. Award to HomeServe USA. This firm is located in Norwalk, CT. ***Note:** This program is associated with the Clean Water 2020 Program. HomeServe USA will provide an initial set-up fee of \$55,000 with the execution and delivery of this agreement. The city will receive 7% of the payments made during the term of this agreement. That 7% will go towards the Change-Up Columbia Program. - Approved*

Ms. Teresa Wilson, City Manager recalled that the Environment and Infrastructure Committee worked really hard on this program.

Mr. Joey Jaco, Utilities and Engineering Department Director explained that a Request for Proposals went out in January 2014 and we received three responses; one withdrew and we evaluated two. He said the purpose of this is to review the companies that market this in the Columbia area and to endorse a company. He said the service is essentially an insurance policy that would cover a line between the meter (water) and the tap (sewer) and your property and this company would repair the line. He noted that it doesn't cover internal plumbing. He explained that the *Change Up Program* is to help us provide a funding source and assistance for customers that have difficulty paying their water bills.

Councilor Devine explained that the Change Up Program will provide assistance to citizens that have an issue with their water bill and it will be administered by the Community Development Department using criteria. She clarified that it will be utility bill assistance similar to programs offered by other agencies.

Mr. Joey Jaco, Utilities and Engineering Department Director said we will endorse Home Serve, Home Serve will contact the customers and we will send a press release.

Mayor Benjamin suggested that we do water bill inserts along with actively advertising the Summer Work Experience Leadership Program.

Councilor Baddourah asked how many residents use this insurance in other cities.

Mr. Joey Jaco, P.E., Director of Utilities and Engineering explained that the City of Charleston and the Beaufort/Jasper Water and Sewer Authority use Home Serve. He said the service is not a requirement.

Councilor Baddourah said he has shared concerns that he found online concerning this company. He asked if that had an impact on choosing this company.

Mr. Joey Jaco, P.E., Director of Utilities and Engineering said they looked at the Better Business Bureau as part of the selection process and this an A+ accredited company by the Better Business Bureau.

Councilor Devine reiterated that this has been an extensive process and staff did contact the cities that these companies were already working with; they did get independent unsolicited feedback. She told Mr. Baddourah that there are several companies that offer this service and there are several cities that offer it; we are merely giving an endorsement and it's up to the consumer if they want to purchase this insurance policy. She said we didn't want our customers to be confused, because there were a number of companies that were starting to enter into our market and sending paperwork to our citizens. She said staff has done a good job of vetting a company and bringing a benefit to our citizens.

Councilor Davis asked if Home Serve has started marketing.

Mr. Joey Jaco, P.E., Director of Utilities and Engineering said he is not aware of Home Serve doing any marketing, but other companies have.

Upon a motion made by Mr. Davis and seconded by Ms. Devine, Council voted unanimously to approve a Professional Services Agreement for the Water and Sewer Line Repair Warranty Program, as requested by the Utilities and Engineering Department. Award to HomeServe USA. This firm is located in Norwalk, CT.

ZONING PUBLIC HEARING

- **Council opened the Zoning Public Hearing at 7:09 p.m.**

ZONING CONFIRMATION – FIRST READING

23. **2790 Shop Road**, TMS#16200-04-40, confirm M-1 (Light Industrial) zoning for property; annexed 12/01/2014. – *Approved on first reading.*

Council District:	3
Proposal:	Confirm M-1 zoning for recently annexed property
Applicant:	RE/SG Columbia, LLC
PC Recommendation:	Approve, 5-0 (11/03/14)
	Approve, 4-0 (12/01/14)
Staff Recommendation:	Approve

No one appeared in support of or in opposition to this matter.

Upon a motion made by Mr. Baddourah and seconded by Ms. Devine, Council voted unanimously to give first reading approval to the *Zoning Confirmation* for 2790 Shop Road, TMS#16200-04-40, confirm M-1 (Light Industrial) zoning for property; annexed 12/01/2014.

ANNEXATIONS WITH MAP AMENDMENTS – FIRST READING

24. **1840 Columbia College Drive**, TMS#11606-07-07; request to annex and zone the properties C-3 (General Commercial). The property is zoned GC (General Commercial) in Richland County. – *Consideration of this item was deferred.*

Council District:	2
Proposal:	Annex and zone properties C-3; contiguous; Donut Hole
Applicant:	Willie J. Milton
PC Recommendation:	Defer (7-1); 11/3/14
	Approve (4-1); 12/1/14
Staff Recommendation:	Approve

Ordinance No.: 2015-001 – Annexing 1840 Columbia College Drive, Richland County TMS #11606-07-07 – *Consideration of this item was deferred.*

Ms. Krista Hampton, Director of Planning and Development Services acknowledged the email that was sent about this property. She said the property has similar zoning in Richland County and this will allow the property to come into the City. She said they are requesting to do so to help market it with the properties that front Farrow Road; however, there are no current plans for the property. She noted that we have been trying hard to bring properties up and down Farrow Road into the City and we are pleased to have this donut hole in the City.

Councilor Davis said it would be an encroachment into the residential area.

Ms. Krista Hampton, Director of Planning and Development Services reiterated that it is the same zoning that it has in Richland County. She explained that staff recommended C-2, which is neighborhood commercial, but the property owners were not amenable to that. She noted that you cannot build across zoning lines.

Councilor Devine asked if the property can be developed without being annexed into the City.

Ms. Krista Hampton, Director of Planning and Development Services said they can develop it now as a C-3 property in the County, but they can't cross parcel lines.

Councilor Davis said it's off the corridor; we don't know what business they will put there; and if it's a problem business, we will have issues within the neighborhood. He said we should always be cautious about that. He said regardless of the zoning, it's a question of whether or not it's a good fit.

Councilor Newman said we don't know what the plans are for the property, but the zoning is exactly the same. He asked if it would give us more control if we annex the property or is this the appropriate time in the event we want to exert more control and require a different zoning. He said we have no control over it if it's in the County, but if we annex it then the property owner would have to go through our processes.

Ms. Krista Hampton, Director of Planning and Development Services said once it's zoned C-3, they can do whatever is permitted in C-3; you wouldn't have more power to exert after you annex it. She said if it was Council's desire to have a different zoning classification, now would be the time to act on that. She said they would have to follow our ordinances. She clarified that the zoning is very similar, but not exactly the same. She said it would be an as of right development. She said now would be the time to rezone that parcel and the other parcels that front onto Farrow Road to C-2. She said they can develop on that parcel in the County now, but it's not as probable as it would be if it were annexed and combined with the properties that front Farrow Road, because fronting onto Columbia College Drive is not as viable.

Councilor Devine asked if they own the Farrow Road parcels now.

Ms. Krista Hampton, Director of Planning and Development Services agreed to find out.

Councilor Devine asked if we pursued them or did they apply to be annexed.

Ms. Krista Hampton, Director of Planning and Development Services said they did.

Councilor Newman said he would rather defer consideration until we have more information.

Mayor Benjamin said let's be clear about what else we are asking for. He asked if the zoning came up at the Planning Commission.

Ms. Krista Hampton, Director of Planning and Development Services said it did and it was deferred for one month by the Planning Commission for us to ask the question and the applicant responded that they required C-3 zoning.

Mayor Benjamin asked about the total area of the four parcels combined.

Ms. Krista Hampton, Director of Planning and Development Services said the subject parcel is .69 acres.

Councilor Davis said there is a house with a hand car wash operating on the porch in that block that we've attempted to shut down for years; this is one of those areas where you try to minimize things like that.

No one appeared in support of or in opposition to this matter.

Upon a motion made by Mr. Newman and seconded by Mr. Baddourah, Council voted unanimously to defer consideration of the Map Amendment for 1840 Columbia College Drive, TMS#11606-07-07; request to annex and zone the properties C-3 (General Commercial). The property is zoned GC (General Commercial) in Richland County **and** Ordinance No.: 2015-001 – Annexing 1840 Columbia College Drive, Richland County TMS #11606-07-07. Ms. Devine was not present for this vote.

25. **125 Cort Road (fmr. 1031 Buckner Park Drive)**, TMS#11704-03-24; request to annex and zone the properties M-1 (Light Industrial). The property is zoned M-1 (Light Industrial) in Richland County. – *Consideration of this item was deferred.*

Council District:	1
Proposal:	Annex and zone properties M-1; contiguous; Secondary
Applicant:	CPRT HE Columbia, LLC
PC Recommendation:	Approve (5-0); 12/01/14
Staff Recommendation:	Approve

Ordinance No.: 2015-002 – Annexing 125 Cort Road, formerly known as 1031 Buckner Park Drive, Richland County TMS #11704-03-24 – *Consideration of this item was deferred.*

Ms. Krista Hampton, Director of Planning and Development Services explained that the project has been permitted at the County prior to annexation; it was recently sold to a company out of Baton Rouge; and it will be light industrial use of a tractor trailer rental facility with office space and a warehouse.

Councilor Davis asked if the zoning would remain in place if the project doesn't occur.

Ms. Krista Hampton, Director of Planning and Development Services said we are bringing it in with an analogous M-1 zoning; it is surrounded by M-1 zoning on Buckner and Cort.

Councilor Davis said that road is considered appropriate for sexually oriented businesses, as is.

Ms. Krista Hampton, Director of Planning and Development Services reiterated that they have a building permit to construct the tractor trailer rental facility and the warehouse; and this would only bring that project into the City.

Ms. Teresa Wilson, City Manager acknowledged an email that was received from the Eau Claire Community Council asking for this item to be held until they meet.

Councilor Devine said we need to make sure people understand what we are being asked to do and why. She said if we don't annex it, we don't get the taxes from it, but it still gets developed in the County, because they are already permitted to construct the facility.

No one appeared in support of or in opposition to this matter.

Upon a motion made by Mr. Baddourah and seconded by Mr. Davis, Council voted unanimously to defer consideration of the *Map Amendment* for 125 Cort Road (fmr. 1031 Buckner Park Drive), TMS# 11704-03-24; request to annex and zone the properties M-1 (Light Industrial) **and** Ordinance No.: 2015-002 – Annexing 125 Cort Road, formerly known as 1031 Buckner Park Drive, Richland County TMS #11704-03-24.

26. **18 Hampton Trace Court**, TMS#13616-02-08; request to annex and zone the properties RS-2 (Single-Family Residential). The property is zoned RS-MD (Single Family-Residential, Medium Density) in Richland County. – *Approved on first reading.*

Council District:	3
Proposal:	Annex and zone properties RS-2; contiguous; Donut Hole
Applicant:	Matthew P. Ramsby & Kathryn T. Ramsby
PC Recommendation:	Approve (5-0); 12/01/14
Staff Recommendation:	Approve

Ordinance No.: 2015-003 – Annexing 18 Hampton Trace Court, Richland County TMS #13616-02-08 – *Approved on first reading.*

No one appeared in support of or in opposition to this matter.

Upon a motion made by Mr. Baddourah and seconded by Mr. Runyan, Council voted unanimously to approve the *Map Amendment* for 18 Hampton Trace Court, TMS#13616-02-08; request to annex and zone the properties RS-2 (Single-Family Residential) **and** Ordinance No.: 2015-003 – Annexing 18 Hampton Trace Court, Richland County TMS #13616-02-08.

27. [5501 Forest Drive, 5505, 5525, & 5511 Old Forest Drive](#), TMS#16706-02-05, 16706-02-01, 16706-02-02 & 16706-02-04; request to annex and zone the properties C-3 (General Commercial). The property is zoned GC (General Commercial) in Richland County. – *Approved on first reading.*

Council District: 4
Proposal: Annex and zone properties C-3; contiguous;
Primary
Applicant: CRP-Fort Jackson, LLC
PC Recommendation: Approve (5-0); 12/01/14
Staff Recommendation: Approve

[Ordinance No.: 2015-004](#) – Annexing 5501 Forest Drive, 5505 Old Forest Drive, 5525 Old Forest Drive, and 5511 Old Forest Drive, Richland County TMS #16706-02-05, 16706-02-01, 16706-02-02 and 16706-02-04 – *Approved on first reading.*

Councilor Plough asked if there are plans for this site.

Ms. Krista Hampton, Director of Planning and Development Services explained that a small retail shopping center and a quick casual restaurant is planned.

No one appeared in support of or in opposition to this matter.

Upon a motion made by Ms. Plough and seconded by Mr. Runyan, Council voted unanimously to give first reading approval to the *Map Amendment* for 5501 Forest Drive, 5505, 5525, & 5511 Old Forest Drive, TMS#16706-02-05, 16706-02-01, 16706-02-02 & 16706-02-04; request to annex and zone the properties C-3 (General Commercial) **and** Ordinance No.: 2015-004 – Annexing 5501 Forest Drive, 5505 Old Forest Drive, 5525 Old Forest Drive, and 5511 Old Forest Drive, Richland County TMS #16706-02-05, 16706-02-01, 16706-02-02 and 16706-02-04.

28. [6816 Welborn Road](#), TMS#19203-03-03; request to annex and zone the properties RS-1 (Single-Family Residential). The property is zoned RS-LD (Single-Family Residential, Low Density) in Richland County. – *Approved on first reading.*

Council District: 4
Proposal: Annex and zone properties RS-1; contiguous;
Primary
Applicant: Salvador R. Almaraz
PC Recommendation: Approve (5-0); 12/01/14
Staff Recommendation: Approve

[Ordinance No.: 2015-005](#) – Annexing 6816 Welborn Road, Richland County TMS #19203-03-03 – *Approved on first reading.*

No one appeared in support of or in opposition to this matter.

Upon a motion made by Ms. Plough and seconded by Mr. Runyan, Council voted unanimously to give first reading approval to the *Map Amendment* for 6816 Welborn Road, TMS#19203-03-03; request to annex and zone the properties RS-1 (Single-Family Residential) **and** Ordinance No.: 2015-005 – Annexing 6816 Welborn Road, Richland County TMS #19203-03-03.

29. [1130 Bluff Road](#), TMS#11205-03-02; request to annex and apply an interim zoning district of C-3 (General Commercial). The property is zoned GC (General Commercial) in Richland County. – *Approved on first reading.*

Council District:	3
Proposal:	Annex and zone properties C-3; contiguous; Primary
Applicant:	William P. Jr. & Loretta N. Price
PC Recommendation:	Approve (7-0); 01/05/15
Staff Recommendation:	Approve

[Ordinance No.: 2015-006](#) – Annexing 1130 Bluff Road, Richland County TMS #11205-03-02 – *Approved on first reading.*

No one appeared in support of or in opposition to this matter.

Upon a motion made by Mr. Baddourah and seconded by Ms. Plough, Council voted unanimously to give first reading approval to the *Map Amendment* for 1130 Bluff Road, TMS#11205-03-02; request to annex and apply an interim zoning district of C-3 (General Commercial) **and** Ordinance No.: 2015-006 – Annexing 1130 Bluff Road, Richland County TMS #11205-03-02.

MAP AMENDMENT – FIRST READING

30. [Intersection of Atlas Road and Greenlawn Drive](#), TMS#16307-06-01 rezone from C-1, C3, RG-2 (Office and Institutional, General Commercial, General Residential) to C-3 (General Commercial). – *Approved on first reading.*

Council District:	3
Proposal:	Rezone parcel from C-1, C-3, RG-2 to C-3
Applicant:	Harris Cohn, Cohn Construction Services, LLC
PC Recommendation:	Approve (4-0), 12/01/14
Staff Recommendation:	Approve

Councilor Baddourah asked what the buffer amount is between residential and C-3.

Ms. Krista Hampton, Director of Planning and Development Services explained that it's usually 30' for low density residential; it can go down to 15' with a masonry wall; and it may be less than that for multi-family. She said it may be 10' to 15'.

No one appeared in support of or in opposition to this matter.

Upon a motion made by Mr. Baddourah and seconded by Ms. Plough, Council voted unanimously to give first reading approval to the *Map Amendment* for the Intersection of Atlas Road and Greenlawn Drive, TMS#16307-06-01 rezone from C-1, C3, RG-2 (Office and Institutional, General Commercial, General Residential) to C-3 (General Commercial).

- **Council closed the Zoning Public Hearing at 7:26 p.m.**

ORDINANCE – FIRST READING

31. [Ordinance No.: 2015-007](#) – Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, to add Chapter 9.5, Human Rights – *Consideration of this item was deferred.*
32. [Ordinance No.: 2015-010 \(Revised\)](#) – Authorizing the City Manager to execute an Intergovernmental Agreement Relating to the Pineview Industrial Park between the City of Columbia and Richland County – *Consideration of this item was deferred.*
33. [Ordinance No.: 2015-013 \(Revised\)](#) – Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article V, Water and Sewer Rates, Sec. 23-148 Sewer tapping fees and Sec. 23-152 Sewer plant expansion fee – *Approved on first reading.*

Mr. Joey Jaco, P.E., Director of Utilities and Engineering explained that we are reducing the Equivalent Residential Unit (ERU) from 400 gallons per day to 300 gallons per day per unit; we are in line with proposed South Carolina DHEC regulations; and this reduces the allocation to our wastewater plant and provides us with future capacity. He said we are removing old language from when the expansion fee was increased after December 31, 2007. He explained that we are also amending how we calculate our expansion fees, which will no longer be rounded up.

Upon a motion made by Mayor Benjamin and seconded by Mr. Runyan, Council voted unanimously to give first reading approval to Ordinance No.: 2015-013 – Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 23, Utilities and Engineering, Article V, Water and Sewer Rates, Sec. 23-148 Sewer tapping fees and Sec. 23-152 Sewer plant expansion fee.

RESOLUTION

34. [Resolution No.: R-2015-007](#) – Authorizing the City Manager to execute a Contract of Sale Subject to Approval by the Bankruptcy Court for the purchase of approximately 8.5 acres known as 1048 Dreyfus Road, Richland County TMS #11204-02-01 – *Approved*

Upon a motion made by Mayor Benjamin and seconded by Ms. Devine, Council voted unanimously to approve Resolution No.: R-2015-007 – Authorizing the City Manager to execute a Contract of Sale Subject to Approval by the Bankruptcy Court for the purchase of approximately 8.5 acres known as 1048 Dreyfus Road, Richland County TMS #11204-02-01.

Ms. Amy Beth Franks, Executive Director of the Five Points Association appeared before the members of Council to discuss **Item 17**. She said they pride themselves on working on this festival year round and she personally attends the monthly neighborhood meetings. She said it was her understanding that the neighborhood leaders were in agreement with their plans. She noted that everyone seemed to be on board at the oversight committee meeting. She added that no barricades are being removed; new barricades are being added. She explained that they extended the festival to 7:00 p.m. last year and University Hill expressed an interest in seeing the festival stop at 6:00 p.m. She said we are stopping at 7:00 p.m. to allow for an hour of decompression and a natural close at 8:00 p.m. when we lift up the barricades. She said we are willing to delay the approval of the resolution to allow time for conversations with the neighborhoods.

APPOINTMENTS

35. [Midlands Housing Alliance](#)

Upon a motion made by Ms. Devine and seconded by Mr. Davis, Council voted unanimously to approve the reappointment of Mr. Rick Rowe to the Midlands Housing Alliance for a one year term.

36. [Midlands Authority for Conventions, Sports, and Tourism](#)

Upon a motion made by Mayor Benjamin and seconded by Mr. Newman, Council voted unanimously to approve the appointment of Mr. Taylor Johnson to the Midlands Authority for Conventions, Sports, and Tourism as a representative of the lodging industry for a three-year term.

CITY COUNCIL COMMITTEE REPORTS/REFERRALS

Upon a motion made by Mayor Benjamin and seconded by Ms. Devine, Council voted unanimously to refer the Human Rights Ordinance to an ad hoc committee consisting of Mayor Benjamin as Chairman along with Councilwoman Tameika Devine and Councilman Brian Newman to review this issue, to meet with all parties who have an interest in it and to bring back a recommendation to Council.

Councilor Devine asked that the Human Rights Consultant and the City Attorney provide the correct information on the Human Rights Ordinance so that people can't mislead the public and start controversy. She announced that February is Go Red Month in the City of Columbia. She encouraged everyone to wear red and join us for a press conference and photo-op on Friday, February 6, 2014, which is Go Red Day in the City of Columbia. She announced that City Hall will also go red and other great events will be announced during the press conference. She said we are having an impact on the City of Columbia by participating in this event and we will be partnering with Columbia College as well.

Upon a motion made by Mr. Baddourah and seconded by Mr. Newman, Council voted unanimously to refer the development of a public art in the parks program to the Arts and Historic Preservation Committee.

APPEARANCE OF THE PUBLIC

Ms. Kit Smith commented on the Request for Expression of Intent (REFI) that was issued on January 8, 2015 on water utilities. She said she isn't here to castigate or question the motives of City Council or staff. She said there was no public identification of what the problem is or what efficiencies we are trying to achieve. She said we have gone to people who are trying to sell us something to both identify the problem and tell us what the solution is. She wondered what kind of communications or meetings there have been with those vendors between Council and staff that have led to this RFEI. She said to our knowledge there has been no public discussion of a need to privatize or sell the utility and there has not been a public vote. She asked how staff was given the direction to issue a major RFEI that contemplates selling or contracting the major asset that this community owns. She said there seems to be a lot of skirt hiding. She said the staff communicates that this is a directive of Council, but individual Council members have told the public that there's nothing to this; it's a staff initiative to look at how we can achieve efficiencies. She asked who is taking ownership of this. She asked what company would be willing to come up with a major proposal to own or operate a water system in 18 working days. She said the data is clear on privatization: nationally when municipalities sell or contract the water companies, rates go up 33%, staff is slashed by one-third and tax payers lose control of their most valuable asset.

Mayor Benjamin attempted to read a letter from another citizen. He strongly encouraged all constituents to go online and read it for themselves. He said it's not unnatural for the elected representatives of the people to engage in numerous conversations and direct our staff to go out and ask questions; there's nothing illegitimate or skirt hiding about that. He said it bothers him when those words are cast about in that manner. He said it's important for our constituents to know that we are in a position where we receive numerous inquiries from a number of vendors; some potentially public partners and some private partners, to look at ways in which we can deliver services to the public more efficiently. Recognizing that, we thought it was wise to cast out in a very public manner. He said we've received representations that we might not be required to spend \$750 million to upgrade our water and sewer system; we could possibly keep our rates lower; we could improve our sanitary sewer overflow record; and all of the things that are important to rate payers, particularly people who may be on fixed incomes. In addition to hearing from the private sector, I asked staff to also engage with Corporate Accountability International. He clarified that our RFEI does not discuss privatization; it talks about public private partnerships. He said this is being done in the public eye; our staff advised us and consulted with us; and we gave them the go ahead to issue the RFEI. He said it is our job to be good stewards of public dollars and rate payer dollars. In closing, Mayor Benjamin stated for the record that we had an incredibly civil meeting amongst ourselves and discord came at the end of the meeting.

Upon a motion made by Mr. Davis and seconded by Ms. Devine, Council voted unanimously to return to Executive Session at 7:54 p.m. to continue discussing items as outlined on the Work Session agenda.

Upon a motion made by Mr. Baddourah and seconded by Ms. Plough, Council voted unanimously to adjourn the Executive Session at 8:47 p.m. Ms. Devine was not present for the vote.

Upon a motion made by Mr. Baddourah and seconded by Mayor Benjamin, Council voted unanimously to adjourn the meeting at 8:47 p.m. Ms. Devine was not present for the vote.

Respectfully submitted by:

Erika D. Moore
City Clerk